### Residential R-12

This district is intended as a residential area that permits a mix of housing types at a density of not greater than 12 dwelling units per gross acre.

This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.

<table>
<thead>
<tr>
<th>PERMITTED USES</th>
<th>principal uses</th>
<th>accessory uses</th>
<th>special use permit</th>
</tr>
</thead>
</table>
| Residential R-12 | 1. single family housing  
2. duplex housing  
3. home occupations as defined in Sec. 17.06.705  
4. essential services (underground)  
5. civic administrative offices  
6. neighborhood recreation  
7. public recreation | 1. carport, garage and storage structures (attached or detached)  
2. private recreation facility (enclosed or unenclosed)  
3. accessory dwelling unit | 1. boarding house  
2. child care facility  
3. community assembly  
4. community education  
5. community organization  
6. commercial recreation  
7. convenience sales  
8. essential service (above ground)  
9. >6 ft. fence to enclose game area  
10. handicapped or minimal care facility  
11. juvenile offenders facility  
12. noncommercial kennel  
13. religious assembly  
14. restriction to single family  
15. 2 unit per gross acre density increase  
16. bed & breakfast facility  
17. group dwelling – detached housing  
18. commercial film production |
## SITE PERFORMANCE STANDARDS

<table>
<thead>
<tr>
<th>Maximum Height</th>
<th>Minimum Lot</th>
<th>Minimum Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>principal structure</td>
<td>single family</td>
<td>single family &amp; duplex</td>
</tr>
<tr>
<td>32 feet (2 1/2 stories)</td>
<td>5500 sq. ft. per dwelling unit</td>
<td>front: 20 feet from property line</td>
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<tr>
<td>An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)</td>
<td>duplex 3500 sq. ft. per dwelling unit</td>
<td>side, interior (with alley): 5 feet</td>
</tr>
<tr>
<td>detached carports &amp; garages &amp; other accessory structures with low slope roof (&lt;2 1/2 : 12): 14 feet</td>
<td>All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot.</td>
<td>side, interior (with no alley): one side 10 ft., the other side 5 ft.</td>
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<tr>
<td>with high slope roof (&gt; 2 1/2 : 12): 18 feet</td>
<td></td>
<td>side, street: 10 feet however, garages that access streets must be 20 ft. from property line.</td>
</tr>
<tr>
<td>other non-residential structures: 45 ft</td>
<td></td>
<td>rear: 25 feet -- 12 1/2 ft. if adjacent to public open space.</td>
</tr>
</tbody>
</table>

### Landscaping
- single family & duplex: All front & street side yards shall be landscaped.
- Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)

### Fences
- front yard area: 4 feet
- side & rear yard area: 6 feet
- All fences must be on or within the property lines.
- Higher fence height for game areas may be granted by Special Use Permit.

### Other
- As a general rule, 5 foot sidewalks with a 5 foot “tree lawn” is required with new construction.
- parking, single family & duplex: 2 paved off-street spaces for each unit.
- Non-residential activities have side yard setbacks of 25'.